

# Applicant Outreach Summary

2023 July 21

## Engagement Context

Casola Koppe Architects have submitted a Development Permit (DP2022-02654) for a four-tower development located at 1880 85 Street SW. As part of the public engagement process, Casola Koppe conducted two in-person public engagement sessions for this project titled "Cobalt".

- The first session was conducted at Valleyview Community Church on the evening of June 9, 2022, from 5:30 – 8:30 PM and information about the Cobalt development and Slokker's nearby Elkwood project (DP2022-02998) were presented on foam-board panels on easels for attendee's reference and review.
- The second follow-up session was conducted at Valleyview Community Church on the evening of January 19, 2023, from 5:30 to 8:30 PM where development application information about the Cobalt development was presented along with two nearby land use changes (LOC 2022-0215 represented by O2 Design, and pre-application for the lot to the north, an AgeCare facility represented by IBI Group).

## Consultant Contracted

Dobbin Consulting Inc. was contracted to attend and document the In-Person Open House sessions to provide support to the architects and developer staff, provide arms-length reporting and documentation, and to assist the public with the engagement and accessing direct reporting resources and materials for the City of Calgary for the application.

### Public Notice Timeline & Details

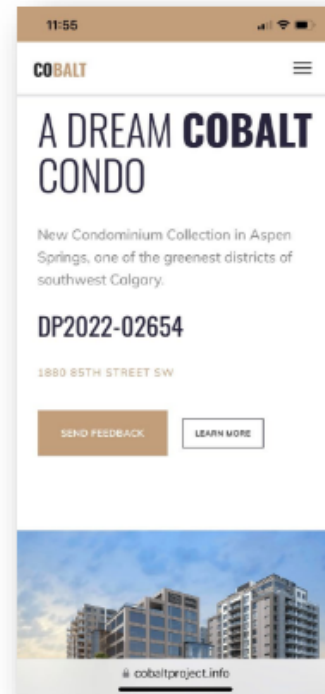
#### Session 1, June 9, 2022

- June 1 • Invitation to the Open House postcards mailed to 100 parcel-adjacent residents and invitation emails sent to stakeholders previous identified.
- June 1 • Large-scale notification signage posted on-site at 81<sup>st</sup> Street & 85<sup>th</sup> Street
- June 2 • Casola Koppe posted Open House invite on company Instagram tagging: @sbhcayyc (Springbank Hill Community Association), @slokkerhomes, @cityofcalgary resulting in 143 post views.
  - Slokker Homes posts Open House invite on Facebook tagging: #yycspringbankhill, #City of Calgary Your Local Government #springbankhill resulting in 187 post views.
  - CA posted invite for Open House on their social media (reach unknown)



#### Session 2, January 23, 2023

- Dec 13 • Emailed Invite to Councillor, Planner, Community Association, and Calgary Engagement.
- Jan 4 • Invitation postcards mailed to 100 adjacent residents (same list as first session).
  - Large-format signage posted along 17<sup>th</sup> Av, 85<sup>th</sup> St, and 81<sup>st</sup> St advertising Open House date and location.
  - Formal invite of Cobalt site sent to Marshall Naruzny, CA representative.
- Jan 10 • Slokker posts Open House invite on company Instagram
  - Casola Koppe posted Open House invite on company Instagram tagging: @sbhcayyc (Springbank Hill Community Association), @slokkerhomes, @cityofcalgary resulting in 166 post views.
- Jan 13 • Bold sign installed on the corner of 17<sup>th</sup> & 85<sup>th</sup> advertising the Open House date and location.
- Jan 19 • **www.CobaltProject.info** - Website launched with development information to close stakeholder reporting and provide public access to engagement panels and information
  - QR code developed and added to the session engagement boards which directed people to feedback form and information on the engagement website.



### Social Media Post Examples

**Springbank Hill Community Association**  
June 7 at 9:21 AM · 🌐

A developer (Slokker) has invited residents of Springbank Hill to an open house to provide feedback on a few developments in our community. The open house is on Thursday, June 9th from 5:30pm-8:30pm at Valleyview Community Church.

All residents are welcome but this is of specific interest to residents of the Montreux & Spring Willow communities.

The Springbank Hill Community Association Planning Committee is not currently supportive of either proposal, as they are not in alignment with the Area Structure Plan recommendations from the city, but we would like to hear from our residents so that we can represent their views in associated meetings with the City of Calgary and Slokker.

The City of Calgary is interested in hearing from residents as well, not just the Springbank Hill Community Association.


You can reference the Springbank Hill Area Structure Plan (ASP) here:  
[https://www.calgary.ca/~four/\\_/area-structure-plans.html](https://www.calgary.ca/~four/_/area-structure-plans.html)

The ASP is the guiding document the SBHCA uses for review of new developments happening in our community.

Developer renderings for both projects & open house information are in the photos below.

Please email [planning@springbankhill.org](mailto:planning@springbankhill.org) with any further questions or comments for our Planning Committee.

Thank you to Valleyview Community Church for hosting this open house.



## COMMUNITY ENGAGEMENT OPEN HOUSE

Please join us to preview  
our development plans  
in Springbank Hill.

**Where:** Valley View Community Church  
**Address:** 7655 26 Ave SW  
**Date:** Thursday, June 9  
**Time:** 5:30 to 8:30 pm  
**What:** DP2022-02654 (1830 85 St SW)  
DP2022-02998 (2117-2219 81 St SW)



**casolakoppe** · Following  
Valleyview Community Church Calgary

**casolakoppe** Calling all Springbank Hills residents - come out to provide feedback for two new development proposals in your neighbourhood. It's a mix of buildings and uses, from townhouses and 5-storey multi-residential buildings, to a mixed-use development including residential towers and commercial amenities. The developer and Architect will be present to answer questions and collect comments. Hope to see you next Thursday evening, June 9th, at the Open House. Swipe to see some preliminary renderings. @slokkerhomes @cityofcalgary @sbhcaycc

#greatcommunities #yyc #yycdesign #canadianarchitecture #design #building #openhouse #communityengagement #slokker #springbankhill #calgary #newdevelopment #comingsoon #WIP



**casolakoppe** · Following  
Springbank Hill

**casolakoppe** Calling all Springbank Hills residents - join us to provide feedback for a multi-residential development proposal occurring in your neighbourhood. The developer and architect will be present to answer questions and collect comments. Hope to see you Thursday, January 19th at the Open House. Swipe to see a preliminary rendering! @slokkerhomes @cityofcalgary @sbhcaycc

#greatcommunities #yyc #yycdesign #canadianarchitecture #design #building #openhouse #communityengagement #slokker #springbankhill #calgary #newdevelopment #springbankhill

Log in to like or comment.



**casolakoppe** · Following  
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Log in to like or comment.

*In-Person Open House*

Session 1 photos:



Session 2 photos:





### Identified Stakeholders

Project adjacent neighbours to the East (residential homes), surrounding area neighbours (100 direct mailed), and the Springbank Hill Community Association.

### Risks/Sensitivities/Impacts & Mitigation

The following items were identified as engagement concerns and mitigated by the following approach:

Risk / Sensitivity / Impact	Mitigation
<ul style="list-style-type: none"> <li>Public understanding of planning, policy, and development context</li> </ul>	<ul style="list-style-type: none"> <li>Community Association channels were used to reach and inform interested community members and include Planning Committee members and community members who had participated in the Area Structure Plan (ASP), Feb 2020, May 2021</li> <li>Further planning information and context were provided at the 2<sup>nd</sup> Session including full design plans and the completed Transportation Impact Assessment (TIA) document available for viewing and discussion</li> </ul>
<ul style="list-style-type: none"> <li>Age demographic of residents may impact digital delivery of information</li> </ul>	<ul style="list-style-type: none"> <li>Direct mailing of flyers to 100 surrounding residences ensured residents received notification of the application (both sessions). Website, telephone and email contacts were made available.</li> </ul>
<ul style="list-style-type: none"> <li>Virtual public house may be an obstacle for some wishing to attend</li> </ul>	<ul style="list-style-type: none"> <li>In-person open houses were conducted with information panels and staff from developer and architect to answer questions and gather feedback.</li> </ul>
<ul style="list-style-type: none"> <li>In-person public house may be an obstacle due to Covid concerns</li> </ul>	<ul style="list-style-type: none"> <li>Online information and feedback provided through website: <a href="http://www.CobaltProject.info">www.CobaltProject.info</a></li> </ul>

### Attendance

Jennifer Dobbin of Dobbin Consulting Inc. attended and acted as hostess for both sessions. Attendees were noted as follows:

- Session 1 - 19 attendees met with the staff of Casola Koppe Architects and Slokker Homes including adjacent neighbours, a Community Association representative, and the Ward 6 Councillor Richard Pootmans.
- Session 2 – Second session resulting in notably lower attendance. Attendees included 3-4 interested residents (2 of whom were seeking information on purchasing one of the condos), 1 realtor familiar with the neighbourhood, and Marshall Naruzny, the Community Association representative. Ward 6 Councillor, Richard Pootmans, attended later in the evening as well.

## Observations

Both open house sessions were cordial and professional, and significant building documentation was provided on the engagement panels provided. The engagement consultant noted a lack of map context, planning context, and planning policy materials at the first session, and the architect and developer have sought further guidance to develop these materials. The panels for the second session included this additional information including site context and highlighting the changes made to height and landscaping noted in the first session. The feedback that online information would be useful was met by the developer with the creation of the **CobaltProject.info** website launch on January 19. The staff for both the architect and developer were friendly, patient, and forthcoming in their engagement with attendees.

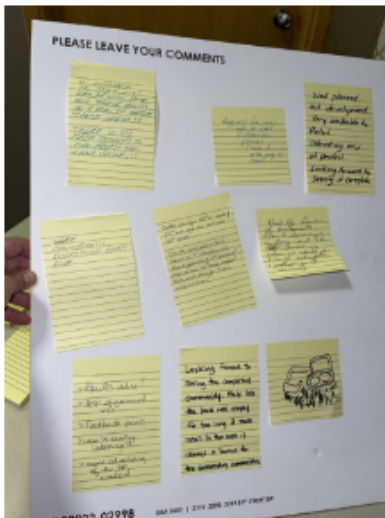
## Comment / Feedback Collection

Both verbal and written comments were received and staff have endeavoured to record the verbalised concerns from discussions with attendees. Written responses were collected at the exit of the venue and attendees were encouraged by Dobbin Consulting to provide written feedback at the time, or after the event by direct email to the file manager and/or Dobbin Consulting.

One email was received by Dobbin Consulting after Session 1 and was forwarded to the file manager for the application.

## Written Comments

Session 1:



"I wonder if they (sic) City has, or will have, all their ducks in a row to support these ideas? There is too much thought to max. profit for land value!!!"

"Well planned out development. Very walkable to retail. Interesting mix of product."

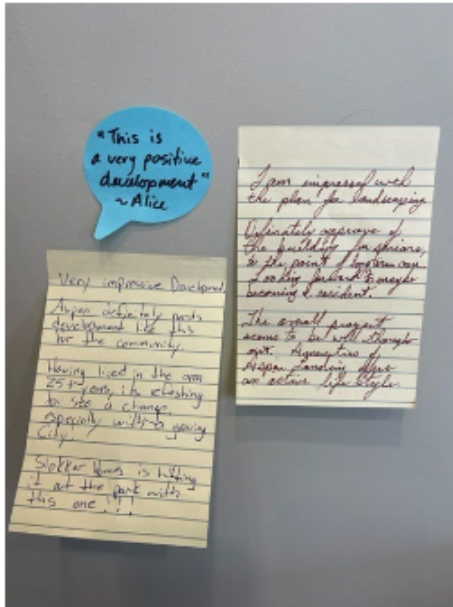
"Conceptually, everything looks nice."

"Traffic plan for 85<sup>th</sup> St south of 17<sup>th</sup> ave, and also exit onto 69<sup>th</sup> street? Can the curve (sic) road become a 'T' intersection, and expand footprint of 4<sup>th</sup> 'professional' town to have all towers proposed? That would allow for 4 lower residential towers."

"Absolutely love the development. Plan to downsize in time, and the condos is where we would go. I don't anticipate a problem in the community."

"Looking forward to seeing the completed community. Feels like the land was empty for too long and more retail in the area is always a bonus for the surrounding communities."

Session 2:



"I am impressed with the plan for landscaping."

"Having lived in the area 25+ years, it is refreshing to see a change, especially with a growing City."

"The overall project seems to be well thought out. Amenities of Aspen Landing offer an active lifestyle."

"Very impressive development."

"Aspen definitely needs development like this for the community."

"Slokker Homes is hitting it out of the park with this one."

"This is a very positive development." ~ Alice

"Definitely approve of the building for seniors, to the point of long-term care. Looking forward to maybe becoming a resident." (re: IBI AgeCare project to North of site)

### Notes on Verbal Discussions

#### Session 1:

- ASP alignment info. needed
- Feedback point needed.
- Who is really listening?

#### Session 2:

- Is the impact of traffic following development (not projection, but reality) assessed once area is complete? Is there follow up? (Answered: not typically, but interesting consideration.)
- Like the mixed-use concept – convenient for density and community.
- Could windows be added to the Parkade add more visual permeability?

- Are the plans online?
- More advertising of the DP needed.
- Request for more info on LRT extension plans (provide link if online).
- Livable Street – can there be more commercial? (Discussed: Site sloping constraints, which is why the commercial high street and exposed amenity spaces facing the retention pond and park are main design considerations.)
- How has wind been considered in the design (e.g. negative pressure)? Discussed: wind would primarily come from the NW (typical Calgary wind rose diagrams). Although not a primary consideration in the design, there are buffers with the existing and anticipated built forms (ie. homes across the street on the hill to the west, AgeCare site to the North, and moderate landscaping elements).

## “What We Heard”

Major themes included height, massing, and privacy with a specific consideration to the East yards of the neighbouring parcels to the West of the development.

### Summary of Input

<i>What We Heard</i>	<i>What We Did</i>
<b>Height &amp; Density</b>	
<ul style="list-style-type: none"> <li>Shadows eliminate morning sun for the homes to the West               <ul style="list-style-type: none"> <li>Concern of privacy to people's backyards and lost views of pre-existing open farmland</li> <li>Suburban properties were purchased with no foresight of urban developments in near future</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Shadow studies provided at second session and on engagement website.</li> <li>Considerations / responses provided:               <ul style="list-style-type: none"> <li>Separation of towers along 85<sup>th</sup> St SW creates sightlines, natural daylighting, and accessible pedestrian pathways through the site.</li> <li>With over 50m of horizontal separation from the adjacent residential homes, privacy concerns are no more problematic than the existing conditions from lot to lot.</li> <li>Screening considerations can be implemented to mitigate potentially outstanding concerns.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Surprised the sites to the North of 17th Ave SW are not where the density is</li> </ul>	<ul style="list-style-type: none"> <li>ASP map alignment explanation</li> <li>Provided policy and context clarification at 2<sup>nd</sup> Session and on engagement website.</li> </ul>
<ul style="list-style-type: none"> <li>3 storeys on West portion of site would be preferred</li> </ul>	<ul style="list-style-type: none"> <li>After 1<sup>st</sup> session, building B at the NW corner of the site as reduced by one storey (from 11 storeys) to meet the 10 Storeys mentioned in ASP along 85th St SW. This change was clearly shown on materials at 2<sup>nd</sup> Session and on engagement website.</li> </ul>
<ul style="list-style-type: none"> <li>Move the highest buildings to the East @ the lowest elevation in the valley</li> </ul>	<ul style="list-style-type: none"> <li>ASP map alignment explanation provided as 2<sup>nd</sup> Session: Building C at the NE corner of the site was the highest building in the development. With the 10 storey height buildings along 85th ST SW, the overall height of Building C is set to match the Western interface. This revision is in accordance with the ASP and land use bylaw.</li> </ul>
<ul style="list-style-type: none"> <li>10 Storeys mentioned in ASP – the buildings should go no higher</li> </ul>	<ul style="list-style-type: none"> <li>Land use allows for 50m overall height restrictor and this limit is respected. Maximum heights noted on 2<sup>nd</sup> Session elevation panels.</li> </ul>
<ul style="list-style-type: none"> <li>This site is South of 17th Ave SW and more prominent on 85th ST SW. Height makes sense at 17th Ave, but not this specific location</li> </ul>	<ul style="list-style-type: none"> <li>Provided clarification: Land Use allows for maximum 5.0 FAR and 50m overall height restrictor. The proposed development is less than the maximum allocated.</li> </ul>



<i>What We Heard</i>	<i>What We Did</i>
<ul style="list-style-type: none"> <li>If this site allows the proposed height, the site along 17th Ave SW will want to go taller making the shadow concerns even worse.</li> </ul>	<ul style="list-style-type: none"> <li>Provided clarification: The site to the north would need to abide by the same land use and ASP regulations as this development.</li> </ul>
<ul style="list-style-type: none"> <li>Currently the site to the North is anticipated to be a Long-Term Care Facility with a massing that is a 11 Storey building that creates a "Street Wall" condition</li> </ul>	<ul style="list-style-type: none"> <li>Design considerations explanation (podiums)</li> <li>IBI Group invited to provide panels and staff at 2<sup>nd</sup> Session (they did) to provide additional contextual information for the site to the immediate North.</li> </ul>
<b>Traffic</b>	
<ul style="list-style-type: none"> <li>85th Street SW is already congested, and this will only get worse <ul style="list-style-type: none"> <li>Concern of commutes (will need to leave earlier to beat the anticipated morning rush).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>TIA was provided at 2<sup>nd</sup> Session</li> <li>85th St SW network upgrades are noted</li> </ul>
<ul style="list-style-type: none"> <li>19th Ave SW will become a major back route with 85th ST SW condition</li> </ul>	<ul style="list-style-type: none"> <li>Provided clarification: 19th Av SW was approved and placed to encompass the Livable Street intention and link the greater community</li> </ul>
<ul style="list-style-type: none"> <li>Additional roads added to make the development and adjacent developments work. More Roads = More Traffic</li> </ul>	<ul style="list-style-type: none"> <li>Provided clarification: Roads are designed for multi-modal access.</li> </ul>
<ul style="list-style-type: none"> <li>If Transit Oriented Development is the intention, hope the LRT will be coming into place sooner as opposed to later <ul style="list-style-type: none"> <li>Feel like the adjacent Bus Stop is not enough for long-term outlook</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Provided clarification: LRT is expected North of 17 Av SW and West of 85<sup>th</sup> St SW. Proposed LRT indicated on contextual maps at 2<sup>nd</sup> Session. Timeline indicated as unknown.</li> </ul>
<ul style="list-style-type: none"> <li>Parking required / count. Parkade Access</li> </ul>	<ul style="list-style-type: none"> <li>TIA was provided at 2<sup>nd</sup> Session indicating Bylaw Requirements and current parking counts, in addition to where the parkade accesses are.</li> </ul>
<ul style="list-style-type: none"> <li>Traffic Impact Assessment updates and Parking Study requested</li> </ul>	<ul style="list-style-type: none"> <li>TIA was provided at 2<sup>nd</sup> Session</li> </ul>

### Livable Streets

- 19th Ave SW has no vibrancy and the road along the East should have more vibrancy (e.g., storefronts and inviting presence)
- Clarification provided at 2<sup>nd</sup> Session and ongoing discussions with DP file manager continue. Grading along 19 AVE SW is challenging, however, the storefront fenestration wraps the corner of the commercial high street to establish an inviting street edge. Furthermore, programming considerations for the relocation of the Bicycle Storage Room and Gym Amenity space create more welcoming and accessible uses at grade.
- The Commercial Highstreet is internal and destination oriented rather than meeting the intentions of walkability per the ASP. Concern of being vehicle-oriented with more traffic than intended with the ASP.
- Further information provided at 2<sup>nd</sup> session: multi-modal pathways will bring users to and through the site. Vehicular parking is limited at the surface.

### Process / Timing

- Questions about the timing of the ASP and Land Use approvals
- Information provided: ASP was in 2017. Revised Land use was cited at CPC November 2019 and approved by Council February 2020.
- Concern with the expected large truck volume for concrete, the dust, and noise from construction that will be coming in the foreseeable future.
- Information discussed: Noise and dust are expected in developing areas. Once these projects reach completion, the end product will bring benefits which outweigh the short-term inconveniences.

### Other Comments

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Can a website be provided for public visibility and online engagement?</li> </ul> | <ul style="list-style-type: none"> <li>• Website for online public engagement created: CobaltProject.info</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Beautiful Aesthetic of the Buildings</li> </ul>                                   | <ul style="list-style-type: none"> <li>• ASP alignment featured on 2<sup>nd</sup> Session panels including maximum height. Design of buildings is contextually appropriate for site conditions and the scope of the area.</li> </ul> |
| <ul style="list-style-type: none"> <li>• Like the diversity of activity, it will bring to the area</li> </ul>              | <ul style="list-style-type: none"> <li>• Comment, no response required.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Can the development be moved to another location (Site further East)?</li> </ul>  | <ul style="list-style-type: none"> <li>• Response discussed with speaker: Site was specifically purchased by the developer. Location and density does not move easily.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Can the weird curve on the property be straightened out?</li> </ul>               | <ul style="list-style-type: none"> <li>• Response discussed with speaker: Property lines are not easily manipulated with consideration of the Municipal Reserve and existing city access road.</li> </ul>                            |

### Next Steps

Session 1: The architect and developer will develop an online project presence (website) and will provide a link to this site and materials through the CA and on direct mail-out materials to surrounding neighbours. Additional materials will be provided through an engagement website and in-person open house regarding the ASP, policy alignment and amendments, heights and changes made in response to feedback. A further in-person engagement will be conducted (Session 2).

Session 2: The engagement consultant will submit (this) Outreach Report highlighting concerns, changes and responses to document the engagement to date on this project. The architect and developer will continue to negotiate landscaping and street edge items with file manager during application life cycle.

### Closing the Loop to Stakeholders

The Applicant will provide the finalized Outreach Report to the Community Association and have made the presentation materials from the 2<sup>nd</sup> Session Open House available through the engagement website with a feedback submission form for further public responses.

The Applicant remains open to ongoing engagement throughout the development permit and will forward any correspondence or additional feedback to the file manager for the DP.